

MEMORANDUM

June 15, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

9 A

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST APPROVAL OF MINIMUM DISPOSITION PRICES
DISPOSITION PARCELS P-1A, P-3A, P-3B
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

2229

On February 11, 1971, the Authority approved a minimum disposition price of \$410,000 and \$8,700 for Parcels P-1 and P-3 consisting of 1,598,400 sq. ft. and 24,400 sq. ft. respectively. These parcels have since been sub-divided and new reuse appraisals had to be obtained. It is requested the Authority rescind the previously approved minimum disposition price for Parcels P-1 and P-3 and adopt the revised minimum disposition prices reflecting the fair value of the sub-divided parcels.

Disposition Parcel P-1A, located in an area bounded by Vernon St., Kent St., Linden Park St., and Linden Ave., consists of approximately 308,380 sq. ft. The designated reuse is institutional. On November 5, 1970, the Authority designated the Public Facilities Department as redeveloper of the Campus High School.

Disposition Parcel P-3A, located at 173-175 Ruggles Street, consists of approximately 5,900 sq. ft. This two-family residence is going to be rehabilitated for use by the adjacent church.

Disposition Parcel 3B, located at the rear of 159-165 Ruggles Street, consists of approximately 9,298 sq. ft. The site will be developed by the St. Francis DeSales Church for use as an elementary school.

These parcels have been appraised by Ryan, Elliott Appraisal Co., Inc., and Ralph S. Foster Co., Inc., for institutional reuse in accordance with the provisions of the Campus High School Urban Renewal Plan.

On the basis of these appraisals, it is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices summarized on the attached page.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS P-1A, P-3A, P-3B
IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a Temporary Loan Contract (Early Land Acquisition) with the Federal Government under Title I of the Housing Act of 1949, as amended, which Contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, hereinafter referred to as the "Project Area" has been prepared and was approved by the Authority on July 9, 1970; and

WHEREAS, said Plan has received the required local approvals thereof; and

WHEREAS, said Plan has not yet received the required state and federal approvals thereof; and

WHEREAS, it is desirable and in the public interest that the Authority be able to proceed with land disposition activities prior to the required state and federal approvals of said Plan; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent reuse appraisals of the fair value of Parcels listed hereon for use in accordance with the objectives and controls of the Urban Renewal Plan for the project area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the following proposed price is hereby approved and determined to be not less than the fair value of the parcel for use in accordance with the Urban Renewal Plan for the project area.

<u>PARCEL</u>	<u>MINIMUM DISPOSITION PRICE</u>
P-1A	\$145,000
P-3A	2,300
P-3B	4,700

REUSE APPRAISAL SUMMARY SHEET

<u>Parcel</u>	<u>Reuse</u>	<u>Area (Sq. Ft.)</u>	<u>1st Reuse Appraisal</u>	<u>2nd Reuse Appraisal</u>	<u>Recommended Min. Disp. Pr.</u>
P-1A	Institutional (High School)	308,380	\$142,000	\$159,000	\$145,000
P-3A	Institutional (Resid.-Duplex)	5,900	2,300	2,300	2,300
P-3B	Institutional (Elem. School)	9,298	4,500	5,000	4,700

P-1A

PARCEL

Vernon St., Kent St.,
Linden Park St.,
Linden Ave.
Institutional
(Campus High School)
308, 380 sq. ft.

Irregular

Irregular

WIDTH

DEPTH

ACCESS

PARKING

DU's

ZONING

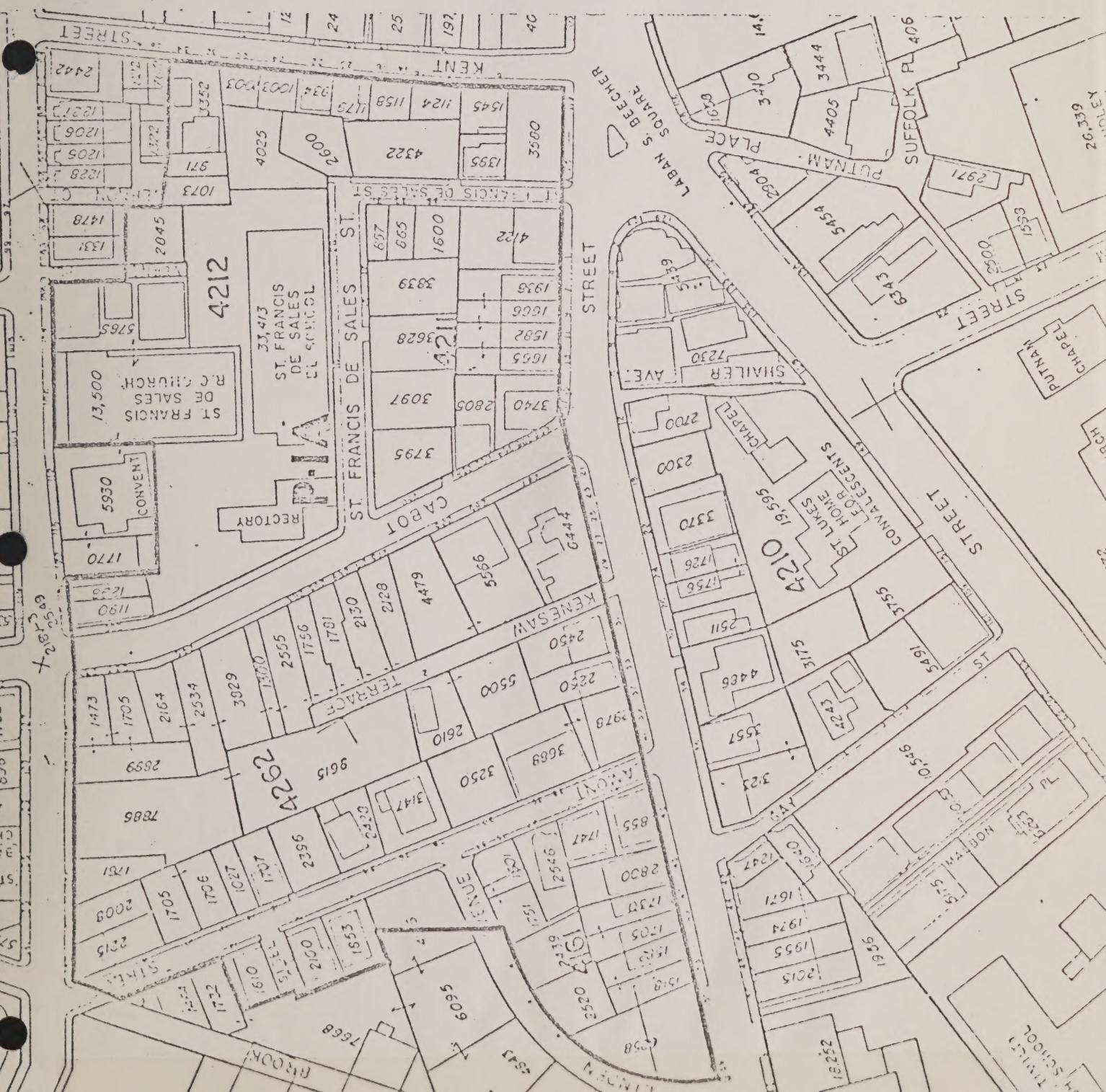
NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS.

DISPOSITION
PARCELS

DATE:

CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASSACHUSETTS R-129

BOSTON REDEVELOPMENT AUTHORITY



PARCEL P-3A
175 BRIDGE ST.

173-175 Ruggles St.

AREA	5,900 sq. ft.
WIDTH	60 ft.
DEPTH	85 ft.

USE Residential.

ACCESS RUGGLES ST.

T-H ZONING (propodoid)

SITE : Rehabilitation

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS. ARE APPROXIMATE, PENDING
FINAL SURVEYS.

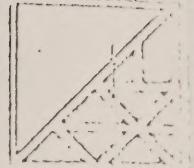
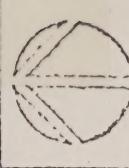
FOR DEFINITIONS, STANDARDS AND CONTROLS
SEE:
DEVELOPMENT OBJECTIVES AND CONTROLS
PARCEL NO.
BOSTON REDEVELOPMENT AUTHORITY

卷之三

DISPOSITION

PARCELS : P-3A

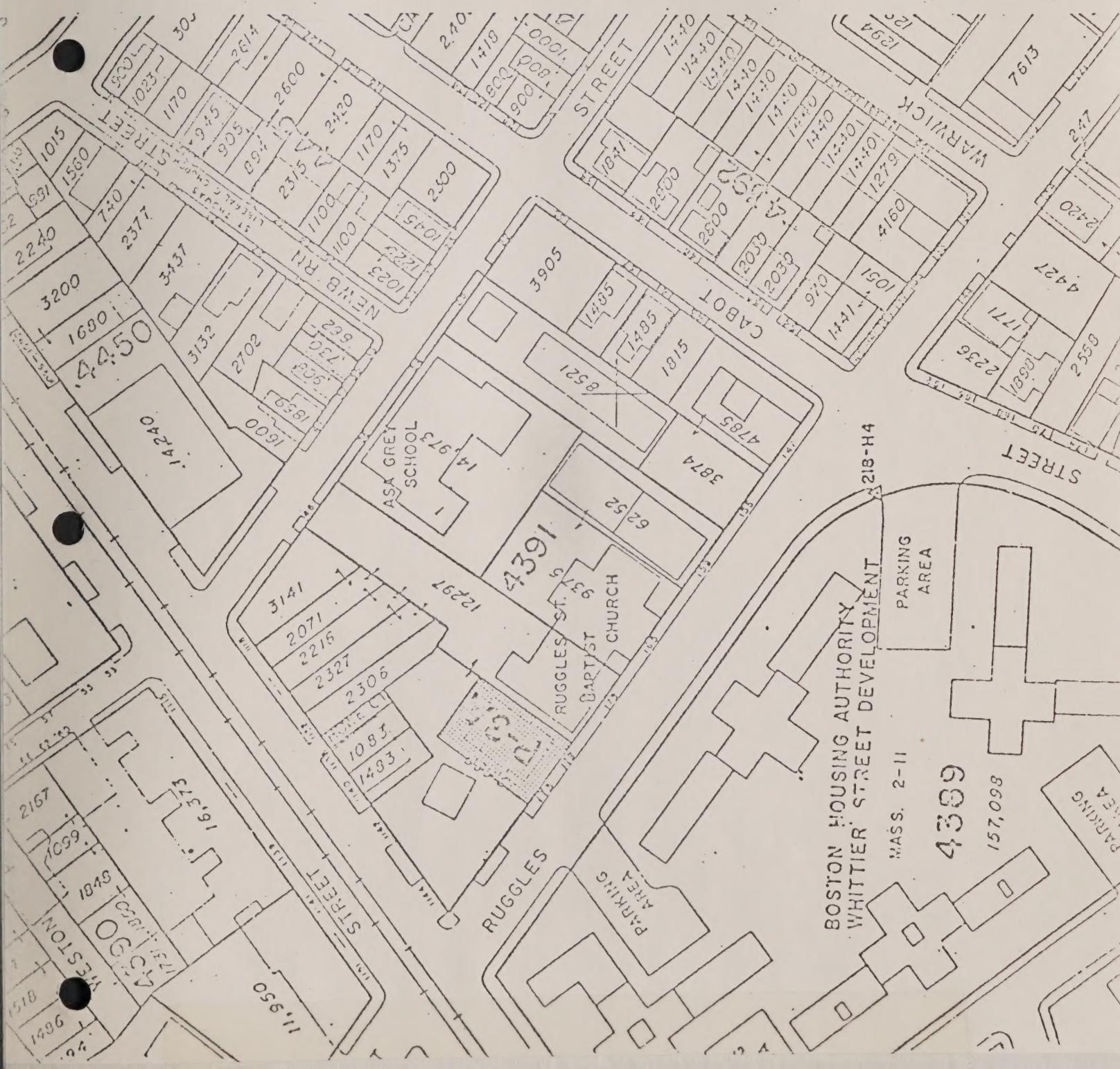
DAVIS, NOV. 1971



Campus High School
Urban Residential Area

Urban Regional Area

195104 00000000000000000000



AREA	9,298 sq. ft.
WIDTH	125 ft.
DEPTH	75 ft. (aver.)
USE	Institutional
ACCESS	Street "A" (new)
PARKING	Adjacent
D.U.'s	

TYPE	H-1 (proposed)
ZONING	Cleared
SITE	

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON CITY
ASSESSOR'S MAPS. ARE APPROXIMATE, PENDING
FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS AND CONTROLS
SEE:
DEVELOPMENT OBJECTIVES AND CONTROLS
PARCEL NO. P-3
BOSTON REDEVELOPMENT AUTHORITY

DISPOSITION
PARCELS: P-3B
DATE: 25 Feb. 1972

Campus High School
Urban Renewal Area
Massachusetts R-129
Boston Redevelopment Authority

